

PB20-06
TOWN OF WESTFIELD
APPLICATION

45 day review 7/13/20
120 day decision date is 10/21/20!

I. Identification:

This appeal is from (applicant's name) John A. Pinto Family Limited Partnership
street address 376 South Ave., East telephone (908) 317-9405
e-mail dpinto.law@comcast.net fax (908) 317-9554
for property in Westfield, NJ located at (street address) 439 Central Ave., Westfield, NJ 07090

II. To: (check one)

☒ Planning Board ☐ Board of Adjustment
Board Secretary: Ms. Linda Jacus 908-789-4100 extension 4602
Both Boards: 959 North Avenue West, Westfield, NJ 07090: FAX 908-789-4113

III. For a Hearing For: (Check all applicable)

Specific Applicable Sections of the Westfield L.U.O. for:

Submission Requirements Checklists

Procedures

<input checked="" type="checkbox"/> *C variances	4.03A, 9.02, 9.03, 9.11	4.04, 7.01C, 7.01D, 8.03, 8.04, 8.06, 8.13, 8.14
<input type="checkbox"/> *D variances	4.03A, 9.02, 9.03, 9.11	4.04, 7.01C, 7.01D, 8.03, 8.04, 8.06, 8.13, 8.14
<input type="checkbox"/> Conceptual Site Plans & Subdivisions	9.04	8.07
<input type="checkbox"/> Minor Site Plan	9.02, 9.03, 9.08	8.06, 8.08, 8.13, 8.14, 8.23
<input checked="" type="checkbox"/> *Preliminary Major Site Plan	4.03C, 9.02, 9.03, 9.09	4.04, 8.04, 8.06, 8.10, 8.13, 8.14, 8.19, 8.23
<input checked="" type="checkbox"/> Final Major Site Plan	9.02, 9.03, 9.10	8.06, 8.11
<input type="checkbox"/> Minor Subdivision	9.02, 9.03, 9.05	8.01, 8.06, 8.09, 8.13, 8.14, 8.23
<input type="checkbox"/> *Preliminary Major Subdivision	4.03D, 9.02, 9.03, 9.06	4.04, 8.01, 8.04, 8.06, 8.10, 8.13, 8.14, 8.19, 8.23
<input type="checkbox"/> Final Major Subdivision	9.02, 9.03, 9.07	8.06, 8.11
<input type="checkbox"/> **Conditional Use	9.02, 9.03	4.04, 8.06, 8.13, 8.14
<input type="checkbox"/> *Structure in street, drainage way, flood basin, reserved area	4.03F, 7.01E2	4.04, 7.01E, 8.04, 8.06, 8.13, 8.14
<input type="checkbox"/> *Structure on lot not abutting street	7.01F2	4.04, 7.01F, 8.04, 8.06, 8.13, 8.14
<input type="checkbox"/> *Board of Adjustment "a" appeal/ administrative officer error	7.02B2 & 3	7.02A & B, 8.04, 8.06, 8.13, 8.14
<input type="checkbox"/> *Board of Adjustment "b" appeal/ interpretation ordinance/map	4.03B, 7.02C1 & 2 & 3	4.04, 7.02A & C, 8.04, 8.06, 8.13, 8.14
<input type="checkbox"/> Residential cluster	9.02, 9.03, 9.06, 8.12, 11.03F	8.13, 8.14

*Public noticing is required pursuant to Section 4.03 & 4.04 ** A major site plan review is also required with a conditional use application

IV. Application Description: Briefly describe the nature and scope of this application, including proposed uses and improvements. All subdivision appeals must state the present and proposed number of lots.

We are requesting 10 additional parking spaces in addition to
10 already existing and expansion of 1st floor permitted use to
the basement. New tenant will have six (6) employees and an
additional ten spaces would be needed to be compliant under the
present ordinance. Please see paragraph B of Applicant's letter dated July 21, 2020
which is part of this application.

V. Reasons: Briefly summarize the reasons why you believe this appeal should be granted.

See letter dated July 21, 2020 paragraph B. The expansion of the
permitted use to the basement would cause no negative impact in the area.
The extra 10 spaces for off-street parking would not impact Sussex Street
in a negative fashion. Single user for 1st floor and basement is a good overall
use. Safe ingress and egress is to be assured as sprinklers are at various points
in basement.

VI. Property Description: Please provide the following information about the property, which is the subject of this appeal.

• Enclose a scaleable (full size) copy of a location survey of the property; showing the surveyors name and license number, and date of survey, if this information is not otherwise provided on a site plan or subdivision plat. Survey can be no more than 2 years old.

• Street address 439 Central Avenue
Zone district GB-1 Block No. 3206 Lot No. 6

• Dimensions of lot 50.00' x 98.62' Area of lot 4,863.86 sq. ft.

• Use of premises present Vacant formerly Chiropractic office (Permitted)
proposed massage therapy (Permitted)

The proposed use is: ☒ permitted by ordinance ☐ a conditional use which has been granted by the Planning Board or Zoning Board of Adjustment
☐ a use permitted by variance ☐ a nonconforming (i.e. "grandfathered") use ☐ not a permitted use

Name of Owner John A. Pinto Family Limited Partnership Telephone No. 908-317-9405
Street address of Owner 376 South Ave E. Fax No. 908-317-9554
Westfield, NJ 07090

• Does the above owner also own any property that abuts the subject property?

☒ No ☐ Yes If yes, address: _____

If yes, is the abutting property subject to the Loechner-Campoli rule of merger? ☒ No ☐ Yes (If you don't know, check with the Tax Assessor in the Municipal Building.)

• Are there any present deed restriction(s) which affect this property? ☒ No ☐ Yes If yes, attach copy of deed, including language of restriction(s).

• Are there any pending proceedings, concerning the property which is the subject of this application, before any federal, state, or local board of authority? ☒ No ☐ Yes If yes, list here and attach a brief description of each.

VII. Attorney Identification: Private individuals, or sole proprietors may represent themselves (i.e. present the application) before the Board. All other categories of applicants must be represented by an attorney. (reference: 1998 Cox - pages 477 & 478)

If applicant (or owner) is to be represented by an attorney, please furnish the following information:

Attorney's name Darin D. Pinto, Esq. Telephone No. 908-317-9405
Attorney's firm _____ Fax. No. 908-317-9554
Street address 376 South Ave. East, Westfield, NJ 07090

VIII. Notarization:

I/We, the undersigned applicant(s) do hereby grant permission for the members of the Planning Board, and the Zoning Board of Adjustment, their Attorney and the Zoning Officer of the Town of Westfield, NJ to enter upon the property which is the subject of this application, during all daylight hours during the pendency of this application. Permission to enter structures will be given for a mutually agreeable time.

I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct.

AMY H. POSYTON
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JAN 19, 2021

Sworn and Subscribed to
before me this 28th
day of May, 2020
Amy H. Posyton
Notary Public

Darin D. Pinto
Signature of Applicant (in the presence of a Notary)

Print Name: Darin D. Pinto

Address: 376 South Ave East
Westfield, NJ 07090

Home phone (201) 522-7885

Business phone (908) 317-9405

IX. Do not write in the following spaces:

TO BE COMPLETED BY THE ZONING OFFICER:

• To the best of my knowledge and belief, this application is complete and correct.

• This application is currently the subject of a:

_____ Zoning violation notice, No. _____, copy enclosed.

_____ Municipal Court complaint, docket No. _____, copy enclosed.

_____ Other pending action, (describe) _____

_____ None of the above

Signature

TO BE COMPLETED BY THE BOARD SECRETARY:

Has there been any previous appeals(s) involving these premises?

[] No

☒ Yes

If yes, attach copies of resolution(s)

TO BE COMPLETED BY THE COMPLETENESS DESIGNEE:

Application accepted as complete on

6/23/20

[Signature]
Signature

TOWN OF WESTFIELD

LIST OF NEW C.40:55D-70 c AND d VARIANCES REQUESTED

SECTION 9.02: GENERAL REQUIREMENTS; SUPPORTING DOCUMENTATION

In addition to the submission requirements for the individual categories of applications in the following sections, all categories of applications, except for conceptual site plans and conceptual subdivisions, shall be required to submit a statement indicating all of the provisions of the Land Use Ordinance from which a waiver or variance is sought.

Note: This list must be consistent with the Variance Table, if otherwise required.

1.	Section: <u>17.02C7e</u>	Nature of Deficiency: <u>Off Street Parking / Limited Lot</u>
	Permitted: <u>20 Spaces</u>	Present: <u>10 Spaces</u> Proposed: <u>10 Spaces</u>
2.	Section:	Nature of Deficiency:
	Permitted:	Present: Proposed:
3.	Section:	Nature of Deficiency:
	Permitted:	Present: Proposed:
4.	Section:	Nature of Deficiency:
	Permitted:	Present: Proposed:
5.	Section:	Nature of Deficiency:
	Permitted:	Present: Proposed:
6.	Section:	Nature of Deficiency:
	Permitted:	Present: Proposed:
7.	Section:	Nature of Deficiency:
	Permitted:	Present: Proposed:
8.	Section:	Nature of Deficiency:
	Permitted:	Present: Proposed:

LAW OFFICES OF DARIN D. PINTO, P.C.

Attorneys at Law
376 South Avenue East
Westfield, New Jersey 07090
Telephone: (908) 317-9405
Facsimile: (908) 317-9554
dpintolaw@comcast.net

July 21, 2020

UPS OVERNIGHT DELIVERY

Township of Westfield
Linda Jacus, Board Secretary
Westfield Planning Board
959 North Avenue
Westfield, New Jersey 07090

**Re: John A. Pinto Family, L.P. f/b/o
Jong Li & Jing Shi Li t/a Aroma Spa
Expansion of Permitted Use & Parking Variance Application
439 Central Avenue, Westfield, New Jersey 07090**

Dear Linda:

Please be advised that this firm represents John A. Pinto Family, L.P. for the benefit of Jong Li & Jing Shi Li trading as "Aroma Spa" with respect to the above-referenced matter. Attached is our revised submission per your comments.

Section 9.02 - Submission Requirements:

- A. We attach the following:
- (1) Twelve (12) copies of the site plan dated April 13, 2020 from the Architect, Thomas N. DiGiorgio, A1A.
 - (2) Twelve (12) copies of survey dated March 21, 2011 from Parker Engineering & Surveying, P.C.
 - (3) Twelve (12) sets of the Planning Board Application.
- B. **Written Description of the Application** - John A. Pinto Family, L.P., (the "Applicant"), for the benefit of tenant, Jong Li & Jing Shi Li trading as "Aroma Spa", seeking Preliminary and Final Major Site Plan and Bulk ("c") Variance approvals in connection with the property located at 439 Central Avenue, Westfield, New Jersey 07090, further identified as Block 3206, Lot 6 on the Tax Maps of the Town of Westfield (the "Property"). The Property, which is comprised of approximately 2,442 square feet, and an additional 1,221 square feet of basement, is situated within the Town's GB-1 (General Business) Zone District (the "GB-1 Zone"). The Property is improved with a 2-story brick and frame building and an accessory off-street motor vehicle parking area. The existing building is currently occupied by one (1) residential tenant occupying the second floor and one (1) commercial tenant about to be occupying the first floor and basement. The Applicant has proposed that the existing footprint shall not be expanded but that the use by tenancy as a massage therapy center be expanded to the basement of the building. The first floor is an approved use for the GB-1 Zone. The basement area is presently used

Linda Jacus, Board Secretary
Westfield Planning Board
July 21, 2020
Page 2

for storage for the original tenant, Advanced Wellness of Westfield, LLC, which is being dissolved but will be offered to new tenant, Aroma Spa. The application includes a variance of the provision of an expansion of parking (10 spaces, including one handicap) where 20 spaces are needed. All site lighting and landscaping shall remain the same. The tenant is making no interior changes to the space.

- C. **Waiver/Variations Sought** - Please see attached Schedule "A" - Table of Requirements and Variations Summary and Schedule "B" - List of Existing Nonconforming Zoning Conditions.
- D. **Fees and Escrow Deposits** - John A. Pinto Family, L.P. has already remitted fees requested and escrow deposit. If more is needed, Applicant shall pay same immediately upon your office providing those figures.
- E. **Certificate of Tax Collector** - Proof of compliance is attached hereto as Exhibit "C".
- F. **Prior Actions** - Upon information and belief, no prior actions affect John A. Pinto Family, L.P. or tenant's use. Kindly provide the requisite Certification if a prior action exists which has not been discovered by John A. Pinto Family, L.P.
- G. **Affidavit of Ownership** - John A. Pinto Family, L.P. acquire title by Deed on or about May 1, 2003. The present owner, although making this application for the tenant, has consented to this application, which Consent is attached hereto as Exhibit "D".
- H. N/A.
- I. **Other Government Approvals** - Government approval is required for this application from the Union County Planning Board and is being submitted simultaneously with this application.
- J. N/A
- K. **Protective Covenants/Deed Restrictions** - Upon information and belief, no protective covenants or deed restrictions affect this property.

Section 9.03, 9.08 & 9.09 - Submission Requirements:

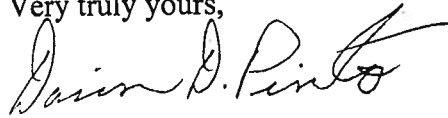
Upon information and belief, the Site Plan from Thomas N. DiGiorgio, AIA dated April 13, 2020 complies with the requirements of 9.02B, 9.02L, 9.03, 9.08, 9.09A, 9.09G, 9.09H, 9.09J & 9.09L. Notwithstanding, if deemed non-compliant, John A. Pinto Family, L.P. requests a waiver of Section 9.03P relating to submission of construction details and specifications for the nature of the site improvements.

Law Offices of Darin D. Pinto, P.C.

Linda Jacus, Board Secretary
Westfield Planning Board
July 21, 2020
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Please contact me if you have any questions or comments. We have remitted notice to all owners of property within 200 feet of the John A. Pinto Family, L.P. parcel via certified mail. Thank you for your assistance in this regard.

Very truly yours,

A handwritten signature in black ink that reads "Darin D. Pinto". The signature is fluid and cursive, with the first name "Darin" and last name "Pinto" clearly legible.

DARIN D. PINTO

cc: Yong Li & Jing Shi Li ("Aroma Spa")
Paul Grygiel, Certified Planner

THIS TABLE MUST BE INCLUDED WITH ALL APPLICATIONS FOR "C" AND "D" VARIANCES, AND MUST BE SHOWN ON ALL REQUIRED SITE PLANS, SUBDIVISION PLANS, AND PLOT PLANS

ZONE: GB-1

APPLICANT: John A. Pith, ^{Partner} ~~Partner~~ STREET ADDRESS: 439 Central Avenue

[illegible]

* Single star all variances which are new variances; i.e. are not pre-existing, non-conforming conditions which will continue.

Exhibit "A"

TOWN OF WESTFIELD

LIST OF EXISTING NON-CONFORMING ZONING CONDITIONS

Section 7.01B Review of existing non-conforming conditions in connection with applications for variances or for the direction of the issuance of certain permits.

In reviewing applications for variances or for the direction of the issuance of certain permits, the Board shall determine whether any existing non-conforming conditions involving the subject property will exacerbate, intensify, alter, affect or in some way result in a significant impact on the proposed use, structure or land. If the Board finds that no substantial impact or detriment will result, the Board shall so state in its findings of fact in the resolution for the application, without the need for such existing non-conforming conditions to meet the criteria established by N.J.S.A. 40:55D-34, 36, 51a, 51b, 70c and 70d and this ordinance for variances or exceptions. If the Board finds that substantial impacts or detriments will result, however, the application shall not be approved unless and until the applicant agrees to mitigate or eliminate such impacts or detriments to the maximum extent feasible.

The above shall not be construed to alter the review procedures not the criteria for granting variances or exceptions for violations proposed by the development or existing illegally on the subject property.

Note: This list must be consistent with the Variance Table, if otherwise required. ~~XXXXXX~~

1.	Section: 11.26(1)	Nature of Deficiency: MINIMUM SIDE YARD
	Permitted: 10'	Present: 79 ft & 1.05 ft. Proposed: No change
2.	Section:	Nature of Deficiency:
	Permitted:	Present: Proposed:
3.	Section:	Nature of Deficiency:
	Permitted:	Present: Proposed:
4.	Section:	Nature of Deficiency:
	Permitted:	Present: Proposed:
5.	Section:	Nature of Deficiency:
	Permitted:	Present: Proposed:
6.	Section:	Nature of Deficiency:
	Permitted:	Present: Proposed:

Exhibit "C"

Tax Account Maintenance

Block: 3206 Lot: 6

Qualifier: _____

Owner: JOHN A PINTO FAMILY LTD PARTNERSHIP

Prop Loc: 439 CENTRAL AVE Account Id: 00005348

Buttons: Add, Edit, Close, Delete, Previous, Next, Detail, Letter, Help, Tax Bill, PTR Form, Restricted Edit

General	Assessed Value	Additional	Billing	Deductions	Balance	All Charges	Add/Omit	Notes
Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance		
2020	2		3,192.21	.00	.00	.00		
2020	1		3,192.22	.00	.00	.00		
2020		Total	6,384.43	.00	.00	.00		
2019	4		2,991.66	.00	.00	.00		
2019	3		2,985.73	.00	.00	.00		
2019	2		3,305.73	.00	.00	.00		

Other Delinquent Balances: .00 Interest Date: 05/21/20

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 04/16/2020

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00

Misc Charges: .00 Interest: .00 Total: .00

* Indicates Adjusted Billing in a Tax Quarter.

CERTIFICATION
TAXES PAID UP TO DATE
NEXT TAX DUE 8/1/2020
ANY QUESTIONS, CALL 908-789-4051

TAX COLLECTOR

**TOWN OF WESTFIELD
UNION COUNTY NEW JERSEY**

AFFIDAVIT OF OWNERSHIP

I, Darin D. Pinto, of full age, being duly sworn
(Print Name)

according to law, do hereby certify that I am the (check one) owner or duly authorized officer of the owner (as listed on the application form), of the following property which is the subject of the within application to the Westfield Planning Board or Zoning Board of Adjustment:

Block & Lot (s) Block 3206 , Lot 6 _____

Street Address(es) 439 Central Avenue _____

Check one:

1. ☒ As the owner (or officer of), I am the Applicant in the within application.
2. _____ As the owner (or officer of), I am not the Applicant. I certify that I have reviewed and consent to the within application and that the information contained herein is true and correct to the best of my knowledge. I authorize the following entity/individual to act as the Applicant in making this application:

a. Authorized Individual/Entity: _____

b. Authorized Individual/Entity Interest in Property (i.e., Tenant, Contract Purchaser): _____

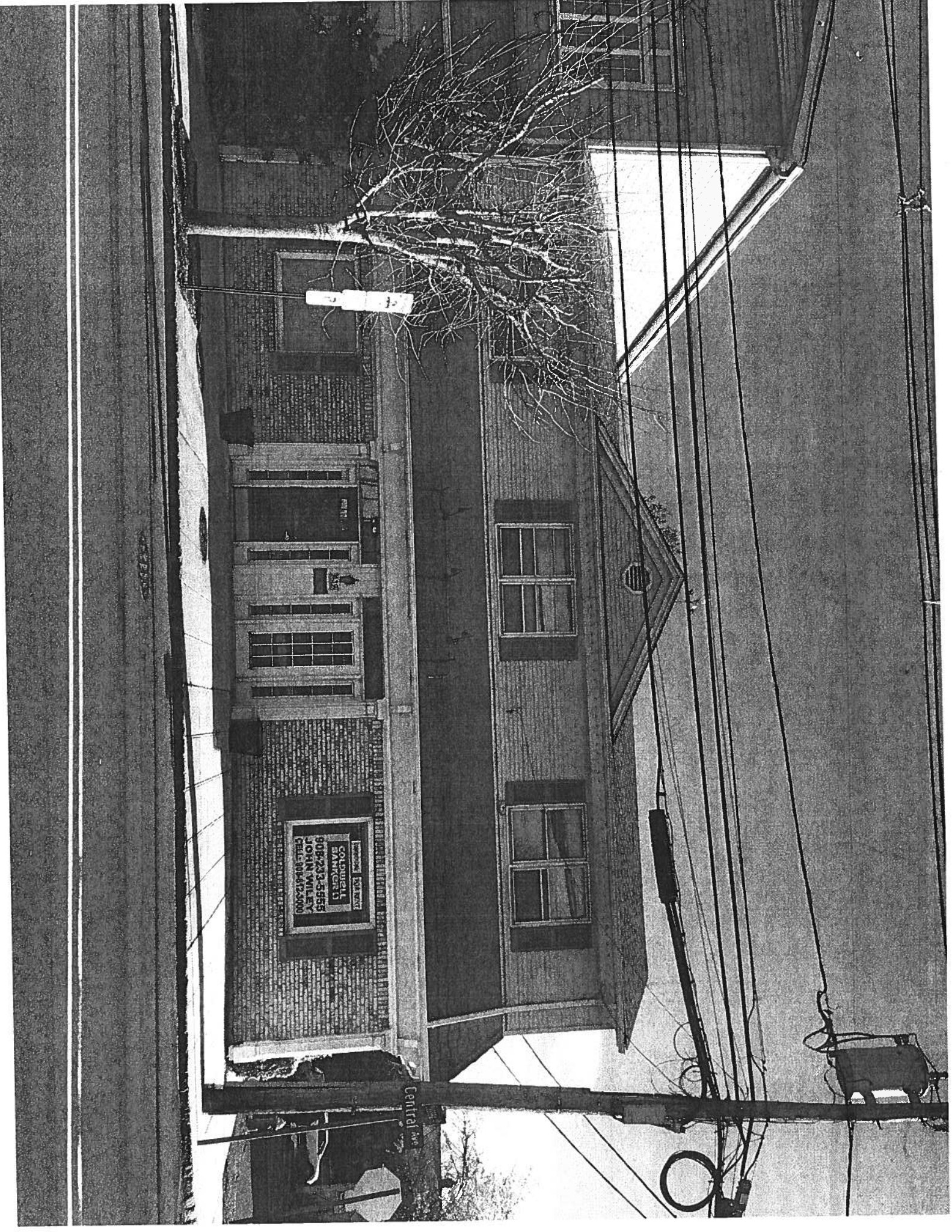
Darin D. Pinto
(Signature of Owner/Officer of Owner)

DARIN D. PINTO
MANAGING PARTNER OF
JOHN A. PINTO FAMILY, L.P.

Sworn and subscribed to
before me on this 28th
day of May, 2020.

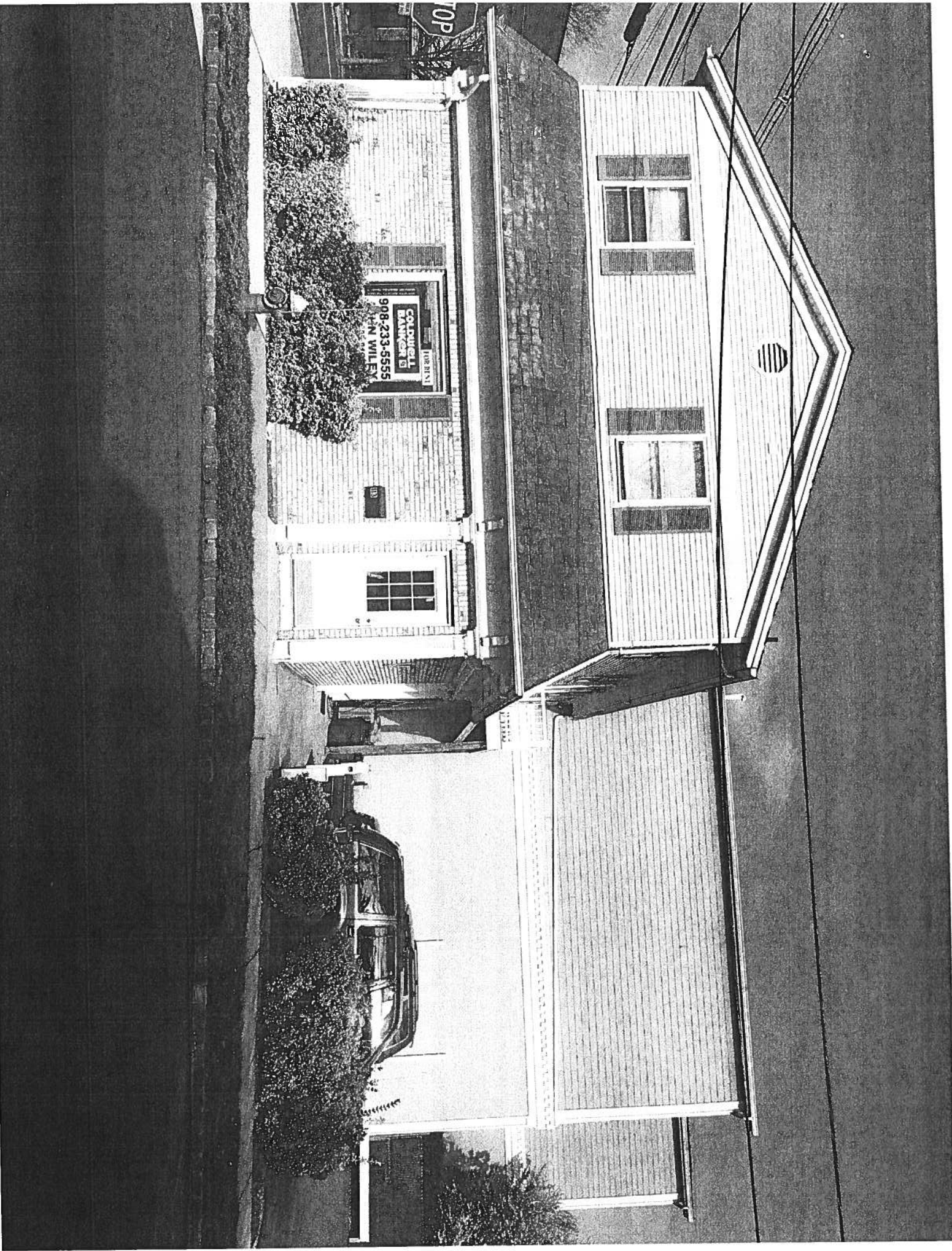
Amy H. Posyton
Notary Public

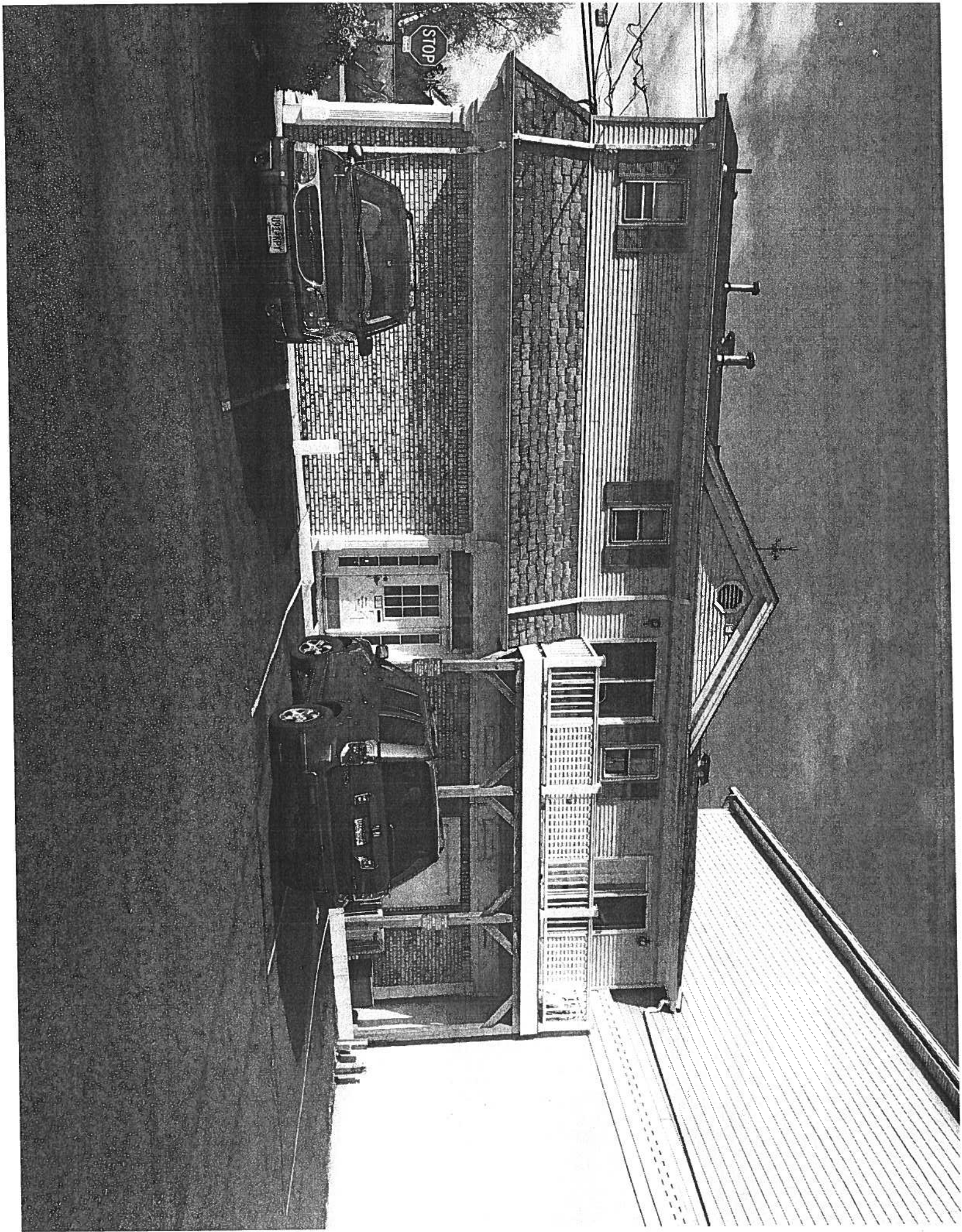
**AMY H. POSYTON
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JAN 19, 2021**



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SALES & REALTY
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JOHN WILEY
CELL: 908-612-2000

Central Ave





PLANNING BOARD
TOWN OF WESTFIELD

IN THE MATTER OF APPLICATION

ALFRED PIESCO
Application No. S86-8(v)

This matter was heard by the Planning Board of the Town of Westfield on July 17, 1986.

On the basis of the documents, testimony and evidence presented to the Planning Board at the hearing in support of the application for classification and approval of subdivision and variances, the Planning Board has arrived at the following findings of fact and conclusions:

Findings:

1. The applicant seeks classification and approval of subdivision of premises known as 439 Central Avenue, Lot 6, Block 502-A on the Tax Map of the Town of Westfield, pursuant to a sketch plat prepared by H. L. Paff Assoc., Inc., dated May 15, 1986, to create a new building lot. In connection with said subdivision, the applicant seeks variance from Article 10, Section 1020, paragraph (c), subparagraph (2) of the Land Use Ordinance of the Town of Westfield, which requires a front yard setback of 33 feet, whereas the proposed subdivision will be 31 feet from the center line of Sussex Street.

2. James Flynn, Esq., appeared as counsel for the applicant. He stated that the purpose of this subdivision is to create a building lot facing Central Avenue. There is an existing two-family house on the lot. Mr. Flynn argued that because the applicant is not expanding or altering existing non-conforming conditions, it was not necessary to apply for any other variances.

3. Mrs. Kay Gragnano, real estate broker, testified on behalf of the applicant and stated that she was familiar with this application and the property involved and is of the opinion that this subdivision to create a new building on Central Avenue will have a positive effect on this neighborhood.

4. The Board finds that the two-foot variance will not be detrimental to the neighborhood and that creating a new building on the proposed lot would be of benefit to the community.

5. No one appeared in opposition to the application.

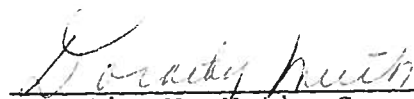
6. The relief sought by the applicant can be granted without substantial detriment to the public good and without

impairing the intent and purpose of the Zone Plan and Zoning Ordinance of the Town of Westfield.

7. The benefits resulting from deviation from the Land Use Ordinance outweigh the detrimental aspects of the relief sought.

Conclusion:

Based upon the above findings of fact, the Planning Board on motion duly made and seconded, resolved that the subdivision be classified as a minor subdivision and approved and that the variance be granted, subject to compliance by the applicant with all other applicable ordinances, regulations, codes and laws.



Dorothy M. Muth, Secretary

PLANNING BOARD
TOWN OF WESTFIELD

IN THE MATTER OF APPLICATION

ALFRED PIESCO
Application No. SP86-26(v)

This matter was heard by the Planning Board of the Town of Westfield on September 8, 1986.

On the basis of the documents, testimony and evidence presented to the Planning Board at the hearing in support of the application for site plan approval and variances, the Planning Board has arrived at the following findings of fact and conclusions:

Findings:

1. The applicant seeks site plan approval of premises known as 439 Central Avenue, being Lot 6, Block 502A on the Tax Map of the Town of Westfield, in accordance with a site plan prepared by George Vliet, dated August 5, 1986 and a building plan prepared by Richard Berry, dated August, 1986, to construct a combination office and apartment building. In connection with such site plan approval, the applicant seeks approval of variances from the following sections of the Land Use Ordinance of the Town of Westfield:

- a) Article 10, Section 1020, paragraph (a), which prohibits more than one-third of the floor area from being devoted to residential uses;
- b) Article 10, Section 1020, paragraph (c), subparagraph (2), which requires a front yard setback of not less than 33 feet from the center line of the street on which the building faces, whereas the proposed building will have a front yard less than 33 feet.

2. James Flynn, Esq., appeared as counsel for the applicant. He explained that after the application was filed, final building plans reduced the apartment use to the square footage allowed by the ordinance, and, therefore, the only remaining variance needed is the 33-foot set back from the center line of Central Avenue and Sussex Street.

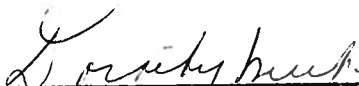
3. No one appeared in opposition to the application.

4. The relief sought by the applicant can be granted without substantial detriment to the public good and without impairing the intent and purpose of the Zone Plan and Zoning Ordinance of the Town of Westfield.

5. The benefits resulting from deviation from the Land Use Ordinance outweigh the detrimental aspects of the relief sought and the purposes of the New Jersey Municipal Land Use Law would be advanced by a deviation from the Zoning Ordinance requirements.

Conclusion:

Based upon the above findings of fact, the Planning Board on motion duly made and seconded, resolved that the application for site plan and variance be approved, subject to compliance by the applicant with all other applicable ordinances, regulations, codes and laws.



Dorothy M. Muth, Secretary

RESOLUTION

PLANNING BOARD TOWN OF WESTFIELD

APPLICATION NO. 03-17

APPLICATION OF JOHN A. PINTO FAMILY LIMITED PARTNERSHIP, L.P.

439 CENTRAL AVENUE

WHEREAS, John A. Pinto Family Limited Partnership, L.P. has applied to the Planning Board of the Town of Westfield for minor site plan approval on property known as 439 Central Avenue (also known as Lot 6 in Block 3206 on the Tax Map of the Town of Westfield); and

WHEREAS, the applicant seeks to convert the second floor from residential use to office use; and

WHEREAS, the Site Plan Subdivision Committee met on August 21, 2003, reviewed this application and agreed to make a recommendation to the Planning Board to approve this application; and

WHEREAS, the foregoing matter was presented for consideration by the Planning Board at its meeting on September 4, 2003, with a recommendation for approval.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Town of Westfield on this 9th day of October, 2003, that the application of John A. Pinto Family Limited Partnership, L.P. for minor site plan approval on the Property is approved, subject to the following condition:

1. The applicant shall comply with all applicable ordinances, regulations, codes and laws.


Kenneth B. Marsh, Secretary

Date:

